

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: MAY 14, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**TXT-34092 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER:**  
**CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04 Table 2 to revise the regulations and applicable zoning districts for the Boat & Trailer Dealership (New and Used) use, All Wards

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

NONE

**BACKUP DOCUMENTATION:**

Conditions and Staff Report

Motion made by MICHAEL E. BUCKLEY to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE,  
RICHARD TRUESDELL, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not  
Vote-None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that the current Code allows certain uses within the C-2, C-M and M zones. The C-2 zoning requires a special use permit. The C-M and M zonings allow for it as a conditional use.

The proposal would allow C-1 zoning with the requirement that storage and sales be conducted within an enclosed structure. Staff did not have a recommendation, as the Commission would have to determine if the use is appropriate within C-1 zoning.

COMMISSIONER EVANS understood the value with the text amendment relative to enclosed space; however, he was more concerned that the Text Amendment may open up a Pandora's Box and create some unintended consequences. In addition, nuisances, such as larger boats, could arise that previously did not exist, particularly in older Wards.

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COMMISSIONER BUCKLEY thought it was a good idea to distinguish between the sizes of the boats.

CHAIR TROWBRIDGE felt that the Commission may have different views from reading the text amendment, as he believed the amendment related to indoor retail sales and no storage.

COMMISSIONER TRUESDELL cautioned staff that sometimes sites, even grocery stores, become vacant lots that turn into used car lots. There is an existing problem with distressed C-1 zoning in the valley.

COMMISSIONER QUINN could not support the Text Amendment, as she agreed it needed further review and condensing.

CHAIR TROWBRIDGE declared the Public Hearing closed.

